

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Wednesday, October 19, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Lewis	Vice Chairman
Nelson Nazario	Supervisor
Jack Montoya	Supervisor
Jerry Ritchie	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Maria Cranford	Amenity Manager
Jay Soriano	GMS
Brightview Representative	
VerdeGo Representative	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Ms. Giles noted that there were copies of the agenda on the table for those that wished to follow along. She invited any member of the public in attendance to speak on any item listed on the agenda. Hearing none, the next item followed.

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THIRD ORDER OF BUSINESS**Consideration of Landscape Maintenance Proposals**

Ms. Giles recognized the representatives from Brightview and VerdeGo. Mr. Soriano gave an overview of the RFP that was sent out. He reviewed the four proposals. He noted that one proposal came in under budget. He added the budget is set for \$126,000 for landscaping for the year. The four proposals were from Duval, VerdeGo, Brightview and Tree Amigos. Mr. Soriano explained the proposal costs and the scope of services and presented the side-by-side chart for Board review. He provided an overview of the evaluation results. A question was asked about Duval figures in the line item on page 3. Mr. Soriano noted there were numbers missing and explained the timeline for responses for the proposals. Discussion ensued on charges for specific services and additional pricing for Duval. Another question was asked about the scoring sheet and the numbers in the proposals and how the Board specified their dissatisfaction with a particular area. There was a correction on the chart noted.

Representatives from Brightview and VerdeGo introduced themselves and explained their proposals. It was clarified that all proposals took into account the new areas of the community. Inflation costs, completion dates, and timelines were discussed. Mr. Haber clarified the Sunshine law for further outside discussion purposes. Specific cost and proposals were reviewed.

After discussion of costs, lowest bid, scores from the evaluation sheets, the Board selected Brightview as #1, VerdeGo as #2, Duval #3 and Tree Amigos as #4 for the contract. One Supervisor stated he abstained from voting.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with four in favor and Mr. Ritchie opposed, the Proposal from Brightview for Landscaping Services and Authorizing Staff to work with Brightview to make administrative correction to the Summary by Month Sheet, was approved 4-1.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-01, Declaring Board Seat Vacancy (Seat 1)**

Ms. Giles stated this resolution declares a Board seat vacancy for Seat #1. She explained that the qualifying period was in June and there was no one qualified. Seat #1 is currently held

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by Supervisor Ritchie. She noted they were required by statute to declare the vacancy and the seat will come available for appointment the 2nd Tuesday following the election in November. She added the Board could solicit residents to be appointed to the seat for the January. The current Supervisor will hold over until an appointment is made. She added if Mr. Ritchie was interested in the seat, the Board did not have to solicit. Mr. Ritchie was asked if he would like to maintain the seat. He explained reasons for not applying due to health. The Board was in agreement that Supervisor Ritchie should maintain the seat. Mr. Haber commented that the Board could make the appointment at the January meeting. This will be added to the January agenda.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Resolution 2023-01, Declaring Board Seat Vacancy (Seat 1), was approved.

FIFTH ORDER OF BUSINESS

Series 2020 Project:

A. Update Regarding Series 2020 Project

Ms. Cranford reviewed the project updates. It was noted a change order was expected and could be ratified at the next meeting.

B. Ratification of Pay Requisitions (032, 038-042)

Ms. Giles stated these requisitions needed ratification. After reviewing the Board asked about some specifics on the timeline.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Pay Requisitions 032, 038-042, were ratified.

SIXTH ORDER OF BUSINESS

Open Items

A. Sign at Entryway

Ms. Cranford noted there were no updates.

B. Slide Tower

Ms. Cranford noted there were no updates.

SEVENTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

Mr. Haber had nothing further to report.

B. District Manager

Ms. Giles noted they will work with District Counsel to prepare the agreement with Brightview. It was noted they will work to amend the change in pricing with the Brightview contract. The Board agreed to have staff work with Brightview to make the final changes in the annual contract amount.

C. Engineer

There being none, the next item followed.

D. Amenity & Operations Manager

1. Report

Ms. Cranford had nothing further to report. She did note upcoming events. There were concerns noted on some invoices on irrigation.

EIGHTH ORDER OF BUSINESS

Consideration of September 8, 2022 and September 20, 2022 Minutes

Ms. Giles stated the minutes of the September 8, 2022 and the September 20, 2022 meeting were in the packet for Board review. The Board had no comments or changes to the minutes.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the September 8, 2022 and the September 20, 2022 Meeting Minutes, were approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Public Comments:

There were no public comments.

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Supervisor Requests:

The Board thanked Ms. Cranford and Down to Earth.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 11/15/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for November 15, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Meeting was adjourned.

DocuSigned by:

Marilee Giles

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Secretary / Assistant Secretary

DocuSigned by:

Matt Biagetti

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Chairman / Vice Chairman